

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Modesto

State: CA

PJ's Total HOME Allocation Received: \$16,573,836

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	92		
Program Progress:							
% of Funds Committed	96.32 %	94.82 %	23	94.94 %	67	65	
% of Funds Disbursed	82.13 %	83.49 %	49	84.35 %	24	30	
Leveraging Ratio for Rental Activities	4.21	5.69	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.08 %	73.69 %	19	81.38 %	64	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	67.83 %	60.98 %	36	68.05 %	41	41	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.27 %	78.15 %	66	79.65 %	19	20	
% of 0-30% AMI Renters to All Renters***	31.35 %	41.60 %	61	44.76 %	29	28	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.14 %	91.58 %	53	94.31 %	31	31	
Overall Ranking:			In State:	28 / 92	Nationally:	48 49	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$38,782	\$32,063		\$25,245	185 Units	38.20 %	
Homebuyer Unit	\$13,633	\$19,349		\$14,395	61 Units	12.60 %	
Homeowner-Rehab Unit	\$49,484	\$26,200		\$20,186	5 Units	1.00 %	
TBRA Unit	\$1,244	\$2,753		\$3,142	233 Units	48.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Modesto CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$80,854	\$81,369	\$50,311
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 1.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.08

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	59.1	15.0	50.0	33.0
Black/African American:	8.5	30.0	0.0	30.0
Asian:	2.3	0.0	0.0	0.0
American Indian/Alaska Native:	0.6	0.0	0.0	3.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.4
Black/African American and White:	0.0	0.0	0.0	1.3
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	3.4	0.0	0.0	0.9
Asian/Pacific Islander:	0.0	0.0	0.0	8.2

ETHNICITY:

Hispanic	26.1	55.0	50.0	23.2
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HOUSEHOLD SIZE:

1 Person:	19.3	10.0	50.0	15.5
2 Persons:	27.3	35.0	25.0	24.5
3 Persons:	23.3	12.5	0.0	20.6
4 Persons:	12.5	17.5	25.0	14.2
5 Persons:	3.4	10.0	0.0	13.3
6 Persons:	14.2	7.5	0.0	5.6
7 Persons:	0.0	5.0	0.0	3.0
8 or more Persons:	0.0	2.5	0.0	3.4

HOUSEHOLD TYPE:

Single/Non-Elderly:	15.3	12.5	50.0	19.3
Elderly:	10.2	2.5	25.0	1.3
Related/Single Parent:	27.8	37.5	0.0	44.2
Related/Two Parent:	25.0	42.5	25.0	19.7
Other:	21.6	5.0	0.0	15.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.4	0.0 [#]
HOME TBRA:	33.5	
Other:	20.5	
No Assistance:	21.6	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Modesto State: CA Group Rank: 48
(Percentile)
State Rank: 28 / 92 PJs Overall Rank: 49
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.08	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	67.83	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.27	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	95.14	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.37	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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